



919 Rideau Road SW  
Calgary, Alberta

MLS # A2097412



**\$1,825,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rideau Park                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 3,397 sq.ft.                                                           | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 5                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Insulated, Quad or More Attached, Underground           |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Many Tr |               |                   |

|                    |                                        |                   |      |
|--------------------|----------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, In Floor, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Frame, Stone, Stucco             | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -    |

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** AS IS, WHERE IS - SEE SCHEDULE A

Extensively renovated - now a 5 bedroom home! Luxurious inner-city retreat with rare steel beam construction, exceptional energy efficiency and a phenomenal location across from the Elbow River and mere blocks to downtown. Situated on a corner lot on a quiet cul-de-sac with stunning curb appeal and an incredible SW facing patio that wraps around 3 sides of the home. The breathtaking 'soaring' entrance provides a glamorous first impression. Ascend the exquisite wood, glass, steel and concrete stairs to the main living quarters, perfectly situated to make the most of the downtown views and natural light. Open to below with designer lighting the lofted dining room is an elegant backdrop to all of your dinner parties and family meals. The professional kitchen is any aspiring chef's dream featuring premium stainless steel appliances, a plethora of cabinets and drawers, coffered ceilings, 2 islands, a raised breakfast bar and an outstanding layout that allows for multiple people to contribute to the prepping, cooking and cleaning at the same time. Encased in windows the adjacent living room ensures your comfort with a relaxing atmosphere that embraces wood and glass. The main level is devoted to the a massive primary bedroom, and the second Primary has been recently renovated in to 2 separate bedrooms, all extremely luxurious with custom walk-in closets, opulent ensuites and private terraces. Gather in the rec room in the finished basement and enjoy the warm chalet ambience that the wood beamed ceiling and wall of stone creates. Put your feet up in front of the fireplace, partake in a friendly game night or convene around the wet bar, perhaps selecting one of your favourite wines from the charming cellar. The Storage rooms have been converted in to two extra bedrooms, both with large closets. In-floor heating on every level

with separate zone controls, including from the garage to the sidewalk adds to your comfort. The multiple car, underground garage is a car buffs paradise with an enormous amount of heated space, a wash station for dogs and accessories and a convenient dumbwaiter to transport your groceries directly to the kitchen! The patio is one of the best in the city with over 1,400 sq. ft. of space to host summer barbeques or unwind all privately nestled amongst mature trees. Thanks to the bend in the river, this historic community is bordered on three sides by the Elbow River with easy access to downtown and all the diverse shops and trendy restaurants on 4th Street and 17th Ave. Truly an outstanding location for this exceptional and unique dream home!